
DIVISION 5. COMMERCIAL ZONES

SECTIONS:

- 2.5.1 "RVC" RURAL VILLAGE CENTER ZONE**
 - 2.5.2 "NC" NEIGHBORHOOD COMMERCIAL ZONE**
 - 2.5.3 "C-1" COMMERCIAL ZONE**
 - 2.5.4 "C-2" COMMERCIAL ZONE**
 - 2.5.5 "C-3" COMMERCIAL ZONE**
 - 2.5.6 "P" PARKING ZONE**
 - 2.5.7 "RV" RECREATIONAL VEHICLE ZONE**
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2.5.1 "RVC" RURAL VILLAGE CENTER ZONE.

2.5.1.1 Purpose. The purpose of this zone is to provide retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood. Rural village centers shall be developed according to an approved development plan and located in accordance with adopted neighborhood, community, or area plans. The regulations are designed to maintain the suburban character of duly designated commercial areas located along Scenic Routes, as designated, and to provide safe ingress and egress to and from the village center. This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

2.5.1.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[29](#)"
2. Communications "[29](#)", subject to: Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
3. Day Care "[29](#)"
4. Financial Service "[29](#)", subject to: Sec. [3.5.4.5](#).C (Ord. No. 10252, §1, 2/28/06)
5. Food Service "[29](#)", subject to: Sec. [3.5.4.6](#).B and .C and Sec. [3.5.4.7](#).C
6. Medical Service - Outpatient "[29](#)", subject to: Sec. [3.5.4.8](#).B
7. Personal Service "[29](#)", subject to: Sec. [3.5.4.13](#), .B, and .C

B. Retail Trade Use Group, Sec. [6.3.10](#)

1. Food and Beverage Sales "[29](#)"
2. General Merchandise Sales "[29](#)"

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C. Civic Use Group, Sec. [6.3.4](#)

1. Cultural Use "[29](#)", subject to: Sec. [3.5.3.2](#)
2. Postal Service "[29](#)", subject to: Sec. [3.5.3.2](#)
3. Protective Service "[29](#)", subject to: Sec. [3.5.3.2](#)
4. Religious Use "[29](#)"

2.5.1.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Automotive - Minor Service and Repair "[29](#)", subject to: Sec. [3.5.4.2](#).E and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. Communications "[8](#)", limited to wireless communication towers and antennae, subject to: Sec. [3.5.4.20](#).B, .C, and .E.2, or Sec. [3.5.4.20](#).B, .C, and .F.1, or Sec. [3.5.4.20](#).B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
3. Food Service with Alcoholic Beverage Service as a Secondary Land Use "[29](#)", subject to: Sec. [3.5.4.7](#).B, .C, and .D, Sec. [3.5.4.19](#).C, and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)

B. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[12](#)", subject to: Sec. [3.5.11.1](#).A, .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Retail Trade Use Group, Sec. [6.3.10](#)

1. Food and Beverage Sales - Large Retail Establishment "[29](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. General Merchandise Sales - Large Retail Establishment "[29](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9293, §1, 9/27/99)

2.5.1.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. [6.3.4](#)

a. Cemetery, subject to: Sec. [3.5.3.1.D](#)

2. Industrial Use Group, Sec. [6.3.6](#)

a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

B. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. [6.3.6](#)

a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.1.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.5.1.6 General Restrictions. The following restrictions apply to all uses and development in this zone.

A. Drive-through or drive-in services are not permitted unless specifically provided for the land use.

B. All land use activities except vehicular use areas shall be conducted entirely within an enclosed building unless specifically provided otherwise.

C. The maximum area of each RVC zone shall not exceed twenty (20) acres.

2.5.2 "NC" NEIGHBORHOOD COMMERCIAL ZONE.

2.5.2.1 Purpose. This zone provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses. Residential and other related uses are permitted.

2.5.2.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[26](#)"

*Artisan Residence, See [2.5.2.2.A.8](#) (Ord. No. 10477, §1, 11/13/07)

2. Communications "[26](#)", subject to: Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
3. Day Care "[26](#)", subject to: Sec. [3.5.13.5](#)
4. Financial Service "[26](#)" subject to: Sec. [3.5.4.5](#).C (Ord. No. 10252, §1, 2/28/06)
5. Food Service "[26](#)", subject to: Sec. [3.5.4.6](#).A and .C, except alcoholic beverage sales
6. Personal Service "[26](#)", subject to: Sec. [3.5.4.13](#).A
7. Trade Service and Repair, Minor, "[26](#)", except upholstery shops
8. Artisan Residence, "[33](#)", subject to: Sec. [3.5.4.28](#).A, .B, .C, .D, and .E (Ord. No. 10477, §1, 11/13/07)

B. Retail Trade Use Group, Sec. [6.3.10](#)

1. Food and Beverage Sales "[26](#)", except alcoholic beverage sales
2. General Merchandise Sales "[26](#)"

C. Civic Use Group, Sec. [6.3.4](#)

1. Cultural Use "[26](#)", subject to: Sec. [3.5.3.2](#)
2. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Sec. [3.5.3.7](#) and Sec. [3.5.13.5](#) (Ord. No. 9075, §1, 6/15/98)
3. Postal Service "[26](#)", subject to: Sec. [3.5.3.2](#)
4. Protective Service "[26](#)", subject to: Sec. [3.5.3.2](#)

D. Recreation Use Group, Sec. [6.3.7](#)

1. Neighborhood Recreation "[26](#)", subject to: Sec. [3.5.13.5](#)

E. Residential Use Group, Sec. [6.3.8](#)

1. Family Dwelling "[M](#)"

2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[26](#)", subject to: Sec. [3.5.7.8](#).C.1 and .D
3. Residential Care Services: Rehabilitation Service - children's facilities "[26](#)", subject to: Sec. [3.5.7.8](#).A, .C.1, and .D

2.5.2.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Communications "[7](#)", limited to wireless communication towers and antennae, subject to: Sec. [3.5.4.20](#).B, .C, and .E.2, or Sec. [3.5.4.20](#).B, .C, and .F.1, or Sec. [3.5.4.20](#).B, .C, and .G (Ord. No. 8813, §1, 3/3/97)

B. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[11](#)", subject to: Sec. [3.5.11.1](#).A, .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Civic Use Group, Sec. [6.3.4](#)

1. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9075, §1, 6/15/98)

2.5.2.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
2. Home Occupation: Day Care, subject to: Sec. [3.5.7.3](#)
3. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. [3.5.7.4](#).A, .E, .F, .G, .H, .I, .J, .K, and .L

B. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

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C. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. [6.3.6](#)

a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.2.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.5.2.6 General Restrictions. The following restrictions apply to all uses and development in this zone.

A. Drive-through or drive-in services are not permitted.

B. All land use activities, except the Residential Use Group, shall be conducted entirely within an enclosed building unless specifically provided otherwise in the Performance Criteria for the use. Vehicular use areas do not have to be located within enclosed buildings.

C. All land use activities, except the Residential Use Group, are subject to Sec. [3.5.13.2](#).

D. All nonresidential development and nonresidential exterior remodeling that require a building permit must be reviewed and approved by the Design Review Board (DRB) for architectural and site design compatibility with the surrounding residential area. Refer to Sec. [3.5.4.11](#).G for DRB review criteria. (Ord. No. 9967, §2, 7/1/04)

E. All land uses are limited to two thousand (2,000) square feet of GFA, except Family Dwelling and Educational Uses. Mixed use or multi-tenant developments are limited to ten thousand (10,000) square feet of GFA. A tenant within a mixed use development is limited to two thousand (2,000) square feet of GFA. Outdoor activity areas allowed in this zone are included in the GFA limitations.

Exception: On authorization of rezoning of property to the NC zone, Mayor and Council may approve land uses that will be located in existing structures or portions thereof, which exceed the limitation of two thousand (2,000) square feet of gross floor area per use or the limitations restricting mixed use or multi-tenant development to ten thousand (10,000) square feet of gross floor area. The gross floor area for any such exception shall neither be increased nor enlarged following initial authorization, and the right to exceed the gross floor area restrictions shall be terminated if discontinued or abandoned. (Ord. No. 8704, §1, 5/13/96)

2.5.3 "C-1" COMMERCIAL ZONE.

2.5.3.1 Purpose. This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses are permitted.

2.5.3.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

All Commercial Services Uses may provide one (1) drive-through service lane unless otherwise provided.

1. Administrative and Professional Office "[29](#)"
2. Animal Service "[28](#)", subject to: Sec. [3.5.4.1](#).A, .B, .C, and .D
*Artisan Residence, See [2.5.3.2](#).A.17 (Ord. No. 10477, §2, 11/13/07)
3. Communications "[28](#)", subject to: Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
4. Day Care "[29](#)"
5. Entertainment "[28](#)", subject to: Sec. [3.5.4.19](#).C
6. Financial Service "[28](#)", subject to: Sec. [3.5.4.5](#).A and C (Ord. No. 10252, §1, 2/28/06)
7. Food Service "[28](#)", subject to: Sec. [3.5.4.6](#).A and .C
8. Medical Service - Extended Health Care "[29](#)", subject to: Sec. [3.5.13.5](#) (Ord. No. 9138, §1, 10/5/98)
9. Medical Service - Major "[29](#)" (Ord. No. 9138, §1, 10/5/98)
10. Medical Service - Outpatient "[29](#)", subject to: Sec. [3.5.4.8](#).B (Ord. No. 9138, §1, 10/5/98)
11. Parking "[29](#)"
12. Personal Service "28", subject to: Sec. [3.5.4.13](#).A
13. Research and Product Development "16"
14. Technical Service "[28](#)", subject to: Sec. [3.5.4.16](#).A
15. Trade Service and Repair, Minor, "[28](#)", subject to: Sec. [3.5.4.27](#) (Ord. No. 8653, §1, 2/26/96)
16. Travelers' Accommodation, Lodging, "[29](#)"
(Ord. No. 8653, §1, 2/26/96; Ord. No. 9138, §1, 10/5/98)
17. Artisan Residence, "[33](#)", subject to: Sec. [3.5.4.28](#).A, .B, .C, .D, and .E (Ord. No. 10477, §2, 11/13/07)

B. Retail Trade Use Group, Sec. [6.3.10](#)

All Retail Trade Uses may provide one (1) drive-through service lane unless otherwise provided.

1. Food and Beverage Sales "[28](#)"
2. General Merchandise Sales "[28](#)", subject to: Sec. [3.5.9.2.C](#)

C. Civic Use Group, Sec. [6.3.4](#)

1. Cemetery "3", subject to: Sec. [3.5.3.1.A](#) and Sec. [3.5.13.5](#)
2. Civic Assembly "[28](#)"
3. Cultural Use "[28](#)", subject to: Sec. [3.5.3.2](#)
4. Educational Use: Elementary and Secondary Schools "[28](#)", subject to: Sec. [3.5.3.7](#) and Sec. [3.5.13.5](#) (Ord. No. 9075, §1, 6/15/98)
5. Educational Use: Instructional School "[28](#)"
6. Educational Use: Postsecondary Institution "[28](#)", subject to: Sec. [3.5.3.3](#)
7. Membership Organization "[28](#)"
8. Postal Service "[28](#)", subject to: Sec. [3.5.3.2](#)
9. Protective Service "[28](#)", subject to: Sec. [3.5.3.2](#)
10. Religious Use "[28](#)"

D. Recreation Use Group, Sec. [6.3.7](#)

1. Golf Course "1", subject to: Sec. [3.5.6.3](#) and Sec. [3.5.13.5](#)
2. Neighborhood Recreation "[28](#)", subject to: Sec. [3.5.13.5](#)
3. Recreation "[28](#)"

E. Residential Use Group, Sec. [6.3.8](#)

1. Family Dwelling "O"
2. Family Dwelling "FLD-9", subject to: the development regulations in Sec. [3.6.1](#) (Ord. No. 10636, §10, 2/24/09)
3. Group Dwelling "17"
4. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[29](#)", subject to: Sec. [3.5.7.8.C.4](#), .D, and .H (no minimum lot size)
5. Residential Care Services: Rehabilitation Service - children's facilities "K", subject to: Sec. [3.5.7.8.A](#), .C.1, and .D
6. Residential Care Services: Shelter Care - victims of domestic violence "K", subject to: Sec. [3.5.7.8.A](#), .C.3, and .D

7. Residential Care Services: Rehabilitation Service or Shelter Care "[29](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, .F, and .H (no minimum lot size)

F. Storage Use Group, Sec. [6.3.11](#)

1. Personal Storage "38", subject to: Sec. [3.5.10.3](#)

2.5.3.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Reserved. (Ord. No. 8666, §1, 3/25/96; Ord. No. 9967, §2, 7/1/04; Ord. No. 10387, §1, 4/10/07)
2. Alcoholic Beverage Service "[28](#)", as a Secondary Land Use to Travelers' Accommodation, Lodging, subject to: Sec. [3.5.4.17.B](#), .D, .G, .H, .I, and .K; Sec. [3.5.4.19.C](#); and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 8666, §1, 3/25/96; Ord. No. 9967, §2, 7/1/04)
3. Automotive - Minor Service and Repair "[28](#)", subject to: Sec. [3.5.4.2.B](#), .C, .D, and .E and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
4. Communications "[8](#)", limited to wireless communication towers and antennae, subject to: Sec. [3.5.4.20.B](#), .C, and .E.2, or Sec. [3.5.4.20.B](#), .C, and .F.1, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97)
5. Medical Service - Outpatient, limited to blood donor center, "[28](#)", subject to: Sec. [3.5.4.8.C](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8666, §1, 3/25/96)

B. Residential Use Group, Sec. [6.3.8](#)

1. Residential Care Services: Rehabilitation Service or Shelter Care "[29](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[12](#)", subject to: Sec. [3.5.11.1.A](#), .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

D. Civic Use Group, Sec. [6.3.4](#)

1. Educational Use: Elementary and Secondary Schools "[28](#)", subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9075, §1, 6/15/98; Ord. No. 10387, §1, 4/10/07)

E. Retail Trade Use Group, Sec. [6.3.10](#)

1. Food and Beverage Sales - Large Retail Establishment "[28](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. General Merchandise Sales - Large Retail Establishment "[28](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9293, §1, 9/27/99)

F. Industrial Use Group, Sec. [6.3.6](#)

1. Perishable Goods Manufacturing "[28](#)", as a Secondary Land Use to Food Service, subject to: Sec. [3.5.5.2](#).F, .G, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Salvaging and Recycling, limited to household goods donation center, "[28](#)", subject to: Sec. [3.5.5.6](#).B, .F, .G, .H, .I, .J, .K, and .L; Sec. [3.5.13.1](#).B; Sec. [3.5.13.2](#); Sec. [3.5.13.3](#); Sec. [3.5.13.4](#); and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9915, §4, 11/24/03; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9634, §1, 12/10/01)

2.5.3.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Alcoholic Beverage Service is permitted as a Secondary Land Use to Food Service, subject to: Sec. [3.5.4.7](#).A, .C, .F, .H, .I, .J and .K and Sec. [3.5.4.19](#).C. (Ord. No. 8666, §1, 3/25/96; Ord. No. 10387, §1, 4/10/07)
- B. Automotive - Minor Service and Repair is permitted as a Secondary Land Use to General Merchandise Sales (of automotive fuel), subject to: Sec. [3.5.4.2](#).G.
- C. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
 1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
 2. Home Occupation: Day Care, subject to: Sec. [3.5.7.3](#)
- D. The following are permitted as Secondary Land Uses to Religious Use.
 1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1](#).D
 2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)
- E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2](#).A and .B.1.
- F. The following is permitted as a Secondary Land Use to Educational Use.

(Ord. No. 8653, §1, 2/26/96)

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

G. The following are permitted as Secondary Land Uses to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Perishable Goods Manufacturing, subject to: Sec. [3.5.5.2](#).D, .E, and .H
b. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

H. The following is permitted as a Secondary Land Use to all uses in the Retail Trade Use Group.

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Craftwork, subject to: Sec. [3.5.5.7](#)

(Ord. No. 8653, §1, 2/26/96)

I. Alcoholic Beverage Service is permitted as a Secondary Land Use to Travelers' Accommodation, Lodging, subject to: Sec. [3.5.4.17](#).B, .D, .G, .H, .I, .J, and .K and Sec. [3.5.4.19](#).C.

(Ord. No. 8666, §1, 3/25/96)

2.5.3.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.5.3.6 General Restrictions. The following restrictions apply to all uses and development in this zone.

- A. Drive-through services are not permitted unless specifically provided for the land use.
B. All land use activities except vehicular use areas shall be conducted entirely within an enclosed building unless specifically provided otherwise.

2.5.4 "C-2" COMMERCIAL ZONE.

2.5.4.1 Purpose. This zone provides for general commercial uses that serve the community and region. Residential and other related uses are also permitted.

2.5.4.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[31](#)", subject to: Sec. [3.5.13.5](#)
2. Alcoholic Beverage Service "[30](#)", subject to: Sec. [3.5.4.19.C](#) and Sec. [3.5.13.5](#)
3. Animal Service "[30](#)", subject to Sec. [3.5.4.1.A](#), .B, .C, and .D
*Artisan Residence, See [2.5.4.2.A.24](#) (Ord. No. 10477, §3, 11/13/07)
4. Automotive - Service and Repair "[30](#)", subject to: Sec. [3.5.13.5](#)
5. Billboard "[32](#)", subject to: Sec. [3.5.4.26](#), Sec. [3.5.13.5](#), and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
6. Building and Grounds Maintenance "[30](#)"
7. Communications "[31](#)", subject to: Sec. [3.5.4.20.A](#) and Sec. [3.5.13.5](#) or Sec. [3.5.4.20.B](#), .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
8. Construction Service "[30](#)"
9. Day Care "[31](#)", subject to: Sec. [3.5.13.5](#)
10. Entertainment "[31](#)", subject to: Sec. [3.5.4.4.A](#), .B, .C, and .D, Sec. [3.5.4.19.C](#), and Sec. [3.5.13.5](#)
11. Financial Service "[31](#)", subject to: Sec. [3.5.13.5](#) and Sec. [3.5.4.5.C](#) (Ord. No. 10252, §1, 2/28/06)
12. Food Service "[30](#)", subject to: Sec. [3.5.4.6.C](#) and Sec. [3.5.13.5](#)
13. Funeral Service "[30](#)"
14. Medical Service - Extended Health Care "[31](#)", subject to: Sec. [3.5.13.5](#)
15. Medical Service - Major "[31](#)"
16. Medical Service - Outpatient "[31](#)", subject to: Sec. [3.5.4.8.B](#)
17. Parking "[31](#)", subject to: Sec. [3.5.13.5](#)
18. Personal Service "[30](#)"
19. Research and Product Development "[31](#)"
20. Technical Service "[31](#)", subject to: Sec. [3.5.4.16.B](#)
21. Trade Service and Repair, Minor, "[30](#)"

22. Transportation Service, Land Carrier, "[31](#)", subject to: Sec. [3.5.13.5](#)
23. Travelers' Accommodation, Lodging, "[31](#)", subject to: Sec. [3.5.13.5](#)
24. Artisan Residence, "[33](#)", subject to: Sec. 3.5.4.28.A, .B, .C, .D, and .E (Ord. No. 10477, §3, 11/13/07)
- B. Retail Trade Use Group, Sec. [6.3.10](#)
 1. Construction Material Sales "[31](#)"
 2. Food and Beverage Sales "[31](#)"
 3. General Merchandise Sales "[31](#)", subject to: Sec. [3.5.9.2.A](#)
 4. Heavy Equipment Sales "[30](#)", subject to: Sec. [3.5.9.3](#)
 5. Swap Meets and Auctions "[30](#)", subject to: Sec. [3.5.9.4](#)
 6. Vehicle Rental and Sales "[31](#)", subject to: Sec. [3.5.9.5.A](#) and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. [6.3.4](#)
 1. Civic Assembly "[31](#)"
 2. Correctional Use: Supervision Facility "[8](#)", subject to: Sec. [3.5.3.4.B.1](#), .3.a, .4.b, .5.a, .8, and .10
 3. Cultural Use "[31](#)"
 4. Educational Use: Elementary and Secondary Schools "[31](#)", subject to: Sec. [3.5.3.7](#) (Ord. No. 9075, §1, 6/15/98)
 5. Educational Use: Postsecondary Institution "[31](#)", subject to: Sec. [3.5.3.3](#)
 6. Educational Use: Instructional School "[31](#)"
 7. Membership Organization "[30](#)"
 8. Postal Service "[31](#)"
 9. Protective Service "[31](#)"
 10. Religious Use "[31](#)"
- D. Industrial Use Group, Sec. [6.3.6](#)
 1. Craftwork "[30](#)"
 2. Processing and Cleaning "[30](#)"
 3. Salvaging and Recycling "[30](#)", subject to: Sec. [3.5.5.6.B](#), .C, and .E (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §4, 11/24/03)
- E. Recreation Use Group, Sec. [6.3.7](#)

1. Golf Course "1", subject to: Sec. 3.5.6.3 and Sec. [3.5.13.5](#)
 2. Neighborhood Recreation "[30](#)"
 3. Recreation "[31](#)"
- F. Residential Use Group, Sec. [6.3.8](#)
1. Family Dwelling "R"
 2. Family Dwelling "FLD-10", subject to: the development regulations in Sec. [3.6.1](#) (Ord. 10636, §10, 2/24/09)
 3. Group Dwelling "[30](#)"
 4. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[30](#)", subject to: Sec. [3.5.7.8](#).C.4, .D, and .H (no minimum lot size)
 5. Residential Care Services: Rehabilitation Service - children's facilities "[30](#)", subject to: Sec. [3.5.7.8](#).A, .C.1, and .D
 6. Residential Care Services: Shelter Care - victims of domestic violence "[30](#)", subject to: Sec. [3.5.7.8](#).A, .C.3, and .D
 7. Residential Care Services: Rehabilitation Service or Shelter Care "[31](#)", subject to: Sec. [3.5.7.8](#).A, .C.4, .D, .F, and .H (no minimum lot size)
- G. Restricted Adult Activities Use Group, Sec. [6.3.9](#), subject to: Sec. [3.5.8.1](#)
1. Adult Commercial Services "[30](#)"
 2. Adult Recreation "[30](#)"
 3. Adult Retail Trade "[30](#)"
- H. Storage Use Group, Sec. [6.3.11](#)
1. Commercial Storage "[31](#)", subject to: Sec. [3.5.10.1](#)
 2. Personal Storage "[31](#)", subject to: Sec. [3.5.10.3](#).C and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)
- I. Utilities Use Group, Sec. [6.3.12](#)
1. Distribution System "[30](#)", subject to: Sec. [3.5.11.1](#).A, .E, and .I
- J. Wholesaling Use Group, Sec. [6.3.13](#)
1. Business Supply and Equipment Wholesaling "[31](#)"
 2. Construction/Heavy Equipment Wholesaling "[31](#)"
 3. Food and Beverage Wholesaling "[31](#)"
-

2.5.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Residential Use Group, Sec. [6.3.8](#)

1. Residential Care Services: Rehabilitation Service or Shelter Care "[31](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)

B. Civic Use Group, Sec. [6.3.4](#)

1. Correctional Use: Custodial Facility "[8](#)", subject to: Sec. [3.5.3.4.B.1](#), .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. Educational Use: Elementary and Secondary Schools "[31](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)

C. Commercial Services Use Group, Sec. [6.3.5](#)

1. Alcoholic Beverage Service - Large Bar "[30](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. Communications "[31](#)", subject to: Sec. [3.5.4.20.B](#), .C, and .E.1, or Sec. [3.5.4.20.B](#), .C, and .E.2, or Sec. [3.5.4.20.B](#), .C, and .F.2, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97)
3. Entertainment - Dance Hall "[30](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
4. Financial Service, non-chartered financial institution facility, subject to: Sec. [3.5.4.5.D](#) (Ord. No. 10252, §1, 2/28/06)
5. Food Service, limited to a soup kitchen, "[31](#)", subject to: Sec. [3.5.4.6.D](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
6. Medical Service - Outpatient, limited to a blood donor center, "[31](#)", subject to: Sec. [3.5.4.8.C](#) and approval through a Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. 8582, §1, 9/25/95; (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8813, §1, 3/3/97)

D. Retail Trade Use Group, Sec. [6.3.10](#)

1. Food and Beverage Sales - Large Retail Establishment "[31](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. General Merchandise Sales - Large Retail Establishment "[31](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04) (Ord. No. 9293, §1, 9/27/99)

E. Industrial Use Group, Sec. [6.3.6](#)

1. Salvaging and Recycling, limited to household goods donation center, "[30](#)", subject to: Sec. [3.5.5.6.B](#), [.F](#), [.G](#), [.H](#), [.I](#), [.J](#), [.K](#), and [.L](#); Sec. [3.5.13.1.B](#); Sec. [3.5.13.2](#); Sec. [3.5.13.3](#); Sec. [3.5.13.4](#); and approval through a Limited Notice Procedure, Sec. 23A-40. This special exception use may be suspended or terminated for failure to conform to adopted conditions in accordance with Sec. 23A-54. (Ord. No. 9915, §4, 11/24/03; (Ord. No. 9967, §2, 7/1/04)

2.5.4.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
2. Agricultural Use Group, Sec. [6.3.3](#)
 - a. General Farming, subject to: Sec. [3.5.2.1.A.1](#) and [.C.1](#) and Sec. [3.5.2.2](#)

B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to twenty-five (25) percent of the gross floor area. More than twenty-five (25) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. [3.5.5](#) are met.

1. Industrial Use Group, Sec. [6.3.6](#)
 - a. General Manufacturing
 - b. Heavy Equipment Manufacturing
 - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 8653, §1, 2/26/96)
 - d. Precision Manufacturing
 - e. Primary Manufacturing

C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1.D](#)
2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and [.C](#) (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2.A](#) and [.B.1](#).

E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Perishable Goods Manufacturing, subject to: Sec. [3.5.5.2](#).F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

G. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.4.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.5.4.6 General Restrictions. The following restrictions apply to all uses and development in this zone.

- A. Outdoor display of finished products for rent or sale at retail or wholesale is permitted, unless prohibited by specific performance criteria.
- B. Unless modified by specific performance criteria or Sec. 2.5.4.6.A, land uses in the Commercial Services, Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building.

2.5.5 "C-3" COMMERCIAL ZONE.

2.5.5.1 Purpose. This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses are also permitted.

2.5.5.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[34](#)"
2. Alcoholic Beverage Service "[33](#)", subject to: Sec. [3.5.4.19.C](#)
3. Animal Service "[33](#)", subject to: Sec. [3.5.4.1.A](#), .B, .C, and .D or Sec. [3.5.4.1.G](#)
 *Artisan Residence, see [2.5.5.2.A.25](#) (Ord. No. 10477, §4, 11/13/07)
4. Automotive - Service and Repair "[33](#)"
5. Billboard "[32](#)", subject to: Sec. [3.5.4.26](#) and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
6. Building and Grounds Maintenance "[33](#)"
7. Communications "[34](#)", subject to: Sec. [3.5.4.20.A](#) or Sec. [3.5.4.20.B](#), .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
8. Construction Service "[33](#)"
9. Day Care "[34](#)"
10. Entertainment "[34](#)", subject to: Sec. [3.5.4.4.A](#), .B, .C, and .D and Sec. [3.5.4.19.C](#)
11. Financial Service "[34](#)" subject to: Sec. [3.5.4.5.C](#) (Ord. No. 10252, §1, 2/28/06)
12. Food Service "[33](#)", subject to: Sec. [3.5.4.6.C](#)
13. Funeral Service "[33](#)"
14. Medical Service - Extended Health Care "[34](#)"
15. Medical Service - Major "[34](#)"
16. Medical Service - Outpatient "[34](#)", subject to: Sec. [3.5.4.8.B](#)
17. Parking "[34](#)"
18. Personal Service "[33](#)"

19. Research and Product Development "[34](#)"
20. Technical Service "[34](#)", subject to: Sec. [3.5.4.16.B](#)
21. Trade Service and Repair, Major, "[33](#)", subject to: Sec. [3.5.4.15](#)
22. Trade Service and Repair, Minor, "[33](#)"
23. Transportation Service, Land Carrier, "[34](#)"
25. Travelers' Accommodation, Lodging, "[34](#)"
25. Artisan Residence, "[33](#)", subject to: Sec. 3.5.4.28.A, .B, .C, .D, and .E (Ord. No. 10477, §4, 11/13/07)
- B. Retail Trade Use Group, Sec. [6.3.10](#)
 1. Construction Material Sales "[34](#)"
 2. Food and Beverage Sales "[34](#)"
 3. General Merchandise Sales "[34](#)", subject to: Sec. [3.5.9.2.A](#)
 4. Heavy Equipment Sales "[33](#)", subject to: Sec. [3.5.9.3](#)
 5. Swap Meets and Auctions "[33](#)", subject to: Sec. [3.5.9.4](#)
 6. Vehicle Rental and Sales "[34](#)", subject to: Sec. [3.5.9.5.A](#) and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. [6.3.4](#)
 1. Civic Assembly "[34](#)"
 2. Correctional Use: Supervision Facility "[8](#)", subject to: Sec. [3.5.3.4.B.1](#), .3.a, .4.b, .5.a, .8, and .10
 3. Cultural Use "[34](#)"
 4. Educational Use: Elementary and Secondary Schools "[34](#)", subject to: Sec. [3.5.3.7](#) (Ord. No. 9075, §1, 6/15/98)
 5. Educational Use: Instructional School "[34](#)"
 6. Educational Use: Postsecondary Institution "[34](#)", subject to: Sec. [3.5.3.3](#)
 7. Membership Organization "[33](#)"
 8. Postal Service "[34](#)"
 9. Protective Service "[34](#)"
 10. Religious Use "[34](#)"

- D. Industrial Use Group, Sec. [6.3.6](#)
1. Craftwork "[33](#)"
 2. Processing and Cleaning "[33](#)"
 3. Salvaging and Recycling "[33](#)", subject to: Sec. [3.5.5.6](#).B, .C, and .E (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §4, 11/24/03)
 4. Salvaging and Recycling, limited to household goods donation center, "[33](#)", subject to: Sec. [3.5.5.6](#).B, .F, .G, .H, .I, .J, and .K; Sec. [3.5.13.3](#); and Sec. [3.5.13.4](#) (Ord. No. 9915, §4, 11/24/03)
- E. Recreation Use Group, Sec. [6.3.7](#)
1. Golf Course "1", subject to: Sec. 3.5.6.3 and Sec. [3.5.13.5](#)
 2. Neighborhood Recreation "[33](#)"
 3. Recreation "[34](#)"
- F. Residential Use Group, Sec. [6.3.8](#)
1. Family Dwelling "S"
 2. Family Dwelling "FLD-10", subject to: the development regulations in Sec. 3.6.1 (Ord. No. 10636, §10, 2/24/09)
 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[33](#)", subject to: Sec. [3.5.7.8](#).C.4 and .D
 4. Residential Care Services: Rehabilitation Service - children's facilities "[33](#)", subject to: Sec. [3.5.7.8](#).A, .C.1, and .D
 5. Residential Care Services: Shelter Care - victims of domestic violence "[33](#)", subject to: Sec. [3.5.7.8](#).A, .C.3, and .D
 6. Residential Care Services: Rehabilitation Service or Shelter Care "[33](#)", subject to: Sec. [3.5.7.8](#).A, .C.4, .D, .F, and .H (no minimum lot size)
- G. Restricted Adult Activities Use Group, Sec. [6.3.9](#), subject to: Sec. [3.5.8.1](#)
1. Adult Commercial Services "[33](#)"
 2. Adult Recreation "[33](#)"
 3. Adult Retail Trade "[33](#)"
- H. Storage Use Group, Sec. [6.3.11](#)
1. Commercial Storage "[34](#)", subject to: Sec. [3.5.10.1](#)
 2. Personal Storage "[34](#)", subject to: Sec. [3.5.10.3](#).C and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)

- I. Utilities Use Group, Sec. [6.3.12](#)
 - 1. Distribution System "[33](#)", subject to: Sec. [3.5.11.1.A](#), .E, and .I

- J. Wholesaling Use Group, Sec. [6.3.13](#)
 - 1. Business Supply and Equipment Wholesaling "[34](#)"
 - 2. Construction/Heavy Equipment Wholesaling "[34](#)"
 - 3. Food and Beverage Wholesaling "[34](#)"

2.5.5.3 **Special Exception Land Uses.** The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Reserved. (Ord. No. 9138, §1, 10/5/98)

B. Residential Use Group, Sec. [6.3.8](#)

- 1. Residential Care Services: Rehabilitation Service or Shelter Care "[31](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Civic Use Group, Sec. [6.3.4](#)

- 1. Correctional Use: Custodial Facility "[8](#)", subject to: Sec. [3.5.3.4.B.1](#), .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
- 2. Educational Use: Elementary and Secondary Schools "[34](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A53. (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)

D. Commercial Services Use Group, Sec. [6.3.5](#)

- 1. Alcoholic Beverage Service - Large Bar "[33](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
- 2. Communications "[34](#)", subject to: Sec. [3.5.4.20.B](#), .C, and .E.1, or Sec. [3.5.4.20.B](#), .C, and .E.2, or Sec. [3.5.4.20.B](#), .C, and .F.2, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97)
- 3. Entertainment - Dance Hall "[33](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
- 4. Financial Service, non-chartered financial institution facility, subject to: Sec. [3.5.4.5.D](#) (Ord. No. 10252, §1, 2/28/06)
- 5. Food Service, limited to a soup kitchen, "[33](#)", subject to: Sec. [3.5.4.6.D](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
- 6. Medical Service - Outpatient, limited to a blood donor center, "[33](#)", subject to: Sec. [3.5.4.8.C](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04) (Ord. No. 8813, §1, 3/3/97)

E. Retail Trade Use Group, Sec. [6.3.10](#)

1. Food and Beverage Sales - Large Retail Establishment "[34](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. General Merchandise Sales - Large Retail Establishment "[34](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9293, §1, 9/27/99)

2.5.5.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
2. Agricultural Use Group, Sec. [6.3.3](#)
 - a. General Farming, subject to: Sec. [3.5.2.1](#).A.1 and .C.1 and Sec. [3.5.2.2](#)

B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to thirty-three (33) percent of the gross floor area. More than thirty-three (33) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. [3.5.5](#) are met.

1. Industrial Use Group, Sec. [6.3.6](#)
 - a. General Manufacturing
 - b. Heavy Equipment Manufacturing
 - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 8653, §1, 2/26/96)
 - d. Precision Manufacturing
 - e. Primary Manufacturing

C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1](#).D
2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2](#).A and .B.3.

E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. [6.3.6](#)

a. Perishable Goods Manufacturing, subject to: Sec. [3.5.5.2](#).F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. [6.3.6](#)

a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

G. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. [6.3.6](#)

a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.5.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.5.6 "P" PARKING ZONE.

- 2.5.6.1 Purpose. This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.
- 2.5.6.2 Permitted Land Uses. The following Land Use Classes are permitted within this zone, subject to compliance with the development criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).
- A. Commercial Services Use Group, Sec. [6.3.5](#)
1. Parking "40", subject to: Sec. 3.5.4.12
- 2.5.6.3 Accessory Land Uses. The Land Use Classes permitted within this zone as accessory uses are those permitted under Sec. [3.2.5](#).

2.5.7 "RV" RECREATIONAL VEHICLE ZONE.

2.5.7.1 Purpose. The purpose of this zone is to provide for development of short-term occupancy recreational vehicle parks and campsites while ensuring reasonable compatibility with adjoining properties by establishing special requirements.

2.5.7.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Travelers' Accommodation, Campsite, "[M](#)"

2.5.7.3 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. The following are permitted as Secondary Land Uses to a Travelers' Accommodation, Campsite, of two hundred (200) spaces or more, subject to: Sec. [3.5.7.5](#).

1. Commercial Services Use Group, Sec. [6.3.5](#)

a. Day Care

b. Personal Service

2. Retail Trade Use Group, Sec. [6.3.10](#)

a. Food and Beverage Sales

b. General Merchandise Sales

3. Recreation Use Group, Sec. [6.3.7](#)

a. Neighborhood Recreation

4. Residential Use Group, Sec. [6.3.8](#)

a. Family Dwelling

b. Mobile Home Dwelling

c. Residential Care Services: Adult Care Service

B. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2.A](#) and [.B.1](#).

2.5.7.4 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#). Storage structures are not permitted in this zone as accessory to each individual unit space; however, they are permitted as part of the common use facility.

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